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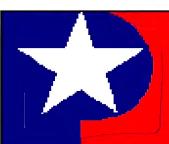
Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,142,600 / 1,142,600
USE VALUE: 1,142,600 / 1,142,600
ASSESSED: 1,142,600 / 1,142,600

Total Card / Total Parcel


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|--------|--------|------------------------|
| 68 -70 | | MAGNOLIA ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|---------------------------------|--|
| Owner 1: FOX MARY L/SHARON/ETAL | |
| Owner 2: TAYLOR ROBERT | |
| Owner 3: | |

| | |
|--------------------------|--|
| Street 1: 70 MAGNOLIA ST | |
| Street 2: | |

| | |
|--------------------|------------|
| Twn/Cty: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02474 | Own Occ: Y |
| | Type: |

| | |
|------------------------------|-------|
| PREVIOUS OWNER | |
| Owner 1: FOX MARY L - | |
| Owner 2: - | |
| Street 1: 70 MAGNOLIA STREET | |
| Twn/Cty: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02474 | |

| | |
|--|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3025 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms. | |

| | | | |
|-------------------|------------|--------|----------|
| OTHER ASSESSMENTS | | | |
| Code | Descrip/No | Amount | Com. Int |

| | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|
| PROPERTY FACTORS | | | | | | |
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|---------|--|
| LAND SECTION (First 7 lines only) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes | |
| 104 | Two Family | | 4000 | | Sq. Ft. | Site | | 0 | 80. | 1.35 | 1 | | | | | | | | | 432,000 | | | | | | | 432,000 | |

IN PROCESS APPRAISAL SUMMARY

| IN PROCESS APPRAISAL SUMMARY | | | | | | | Legal Description | | | User Acct | |
|------------------------------|-----------|----------------|------------|--|------------|-------------|-------------------|--|--|-----------|--|
| Use Code | Land Size | Building Value | Yard Items | | Land Value | Total Value | | | | 1456 | |
| 104 | 4000.000 | 709,800 | 800 | | 432,000 | 1,142,600 | | | | GIS Ref | |
| | | | | | | | | | | GIS Ref | |
| | | | | | | | | | | Insp Date | |
| | | | | | | | | | | 10/27/17 | |

| PREVIOUS ASSESSMENT | | | | | | | | | Parcel ID | | USER DEFINED | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|--------------------|--|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | Prior Id # 1: 1456 | | |
| 2022 | 104 | FV | 709,800 | 800 | 4,000. | 432,000 | 1,142,600 | | Year end | 12/23/2021 | Prior Id # 2: | | |
| 2021 | 104 | FV | 678,500 | 800 | 4,000. | 432,000 | 1,111,300 | | Year End Roll | 12/10/2020 | Prior Id # 3: | | |
| 2020 | 104 | FV | 678,700 | 800 | 4,000. | 432,000 | 1,111,500 | 1,111,500 | Year End Roll | 12/18/2019 | Prior Id # 1: | | |
| 2019 | 104 | FV | 500,100 | 900 | 4,000. | 459,000 | 960,000 | 960,000 | Year End Roll | 1/3/2019 | Prior Id # 2: | | |
| 2018 | 104 | FV | 500,100 | 900 | 4,000. | 334,800 | 835,800 | 835,800 | Year End Roll | 12/20/2017 | Prior Id # 3: | | |
| 2017 | 104 | FV | 486,600 | 0 | 4,000. | 291,600 | 778,200 | 778,200 | Year End Roll | 1/3/2017 | Prior Id # 1: | | |
| 2016 | 104 | FV | 486,600 | 0 | 4,000. | 248,400 | 735,000 | 735,000 | Year End | 1/4/2016 | Prior Id # 2: | | |
| 2015 | 104 | FV | 427,400 | 0 | 4,000. | 243,000 | 670,400 | 670,400 | Year End Roll | 12/11/2014 | Prior Id # 3: | | |

| SALES INFORMATION | | | | | | | TAX DISTRICT | | | PAT ACCT. | | | |
|-------------------|-----------|------|------------|-----------|------------|----|--------------|-------|-------|------------|-------------|----|-----------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | Date | Result | By | Name |
| FOX MARY L | 1240-167 | | 8/3/2001 | Family | | No | No | | | 10/27/2017 | Inspected | PH | Patrick H |
| FOX ROBERT S | 1135-69 | | 11/30/1994 | | | 1 | No | No | A | 8/26/2017 | MEAS&NOTICE | HS | Hanne S |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|-------------------|------------|--------------|-----|----------------------|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | |
| 1/20/2010 | 38 | Inter Fi | 13,000 | | | G | GROWTH | OF 3RD FLR DORMER | 10/27/2017 | Inspected | PH | Patrick H | | | | | |
| 11/27/2009 | 1093 | Dormers | 60,000 | | | G | GROWTH | FULL SHED DORMER | 8/26/2017 | MEAS&NOTICE | HS | Hanne S | | | | | |
| 3/13/1998 | 208 | Redo Bat | 6,000 | C | | | | REMODEL TWO BATHS | 2/3/2009 | Meas/Inspect | 294 | PATRIOT | | | | | |
| | | | | | | | | | 11/11/1999 | Inspected | 267 | PATRIOT | | | | | |
| | | | | | | | | | 9/22/1999 | Mailer Sent | | | | | | | |
| | | | | | | | | | 9/22/1999 | Measured | 243 | PATRIOT | | | | | |
| | | | | | | | | | 7/1/1991 | | PM | Peter M | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA / / /

